UNIT 409
IN OR 2231/222
SAILMAKER AT SUMMER BEACH CLUB

COX THOMAS LEE & LILLIAN DENISE
2683 SHADOW BLUFF DRIVE NE
MARIETTA, GA 30062

2023

00-SB-30-1900-0409-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	POOL	POOL 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1900000		0				1986	1986	100	100	0		

1 CONDO – 0% - 0 SQFT=1385 HX Base Yr

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

5010 SUMMER BEACH BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	605,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	605,000
SOH/AGL Deduction	117,370
ASSESSED VALUE	487,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,630
TOTAL JUST VALUE	605,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000961	REMODEL	13,697	02/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0222	10/15/2018	WD	Q	I	01	465,000
GRANTOR: EMV INVESTMENTS LLC						
GRANTEE: COX THOMAS LEE & LI						
1831/1555	12/21/2012	WD	U	I	11	100
GRANTOR: CATES CHRISTOPHER U &						
GRANTEE: EMV INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS